

Bristol Chevron Service Station

STAFF PRESENTATION

Planning Commission - September 20, 2012

Planning Commission
Public Hearing
August 23, 2012



Introduction



- Request for Use Permit No. 2012-012 to renovate existing Chevron Service Station

Vicinity Map



Background



- Existing 0.92 acre site, southeast corner of Bristol Street and Irvine Avenue
- Developed with a Chevron service station under Use Permit No. 3010 approved in 1982
- Amended in 1987 to add car wash

Project Details

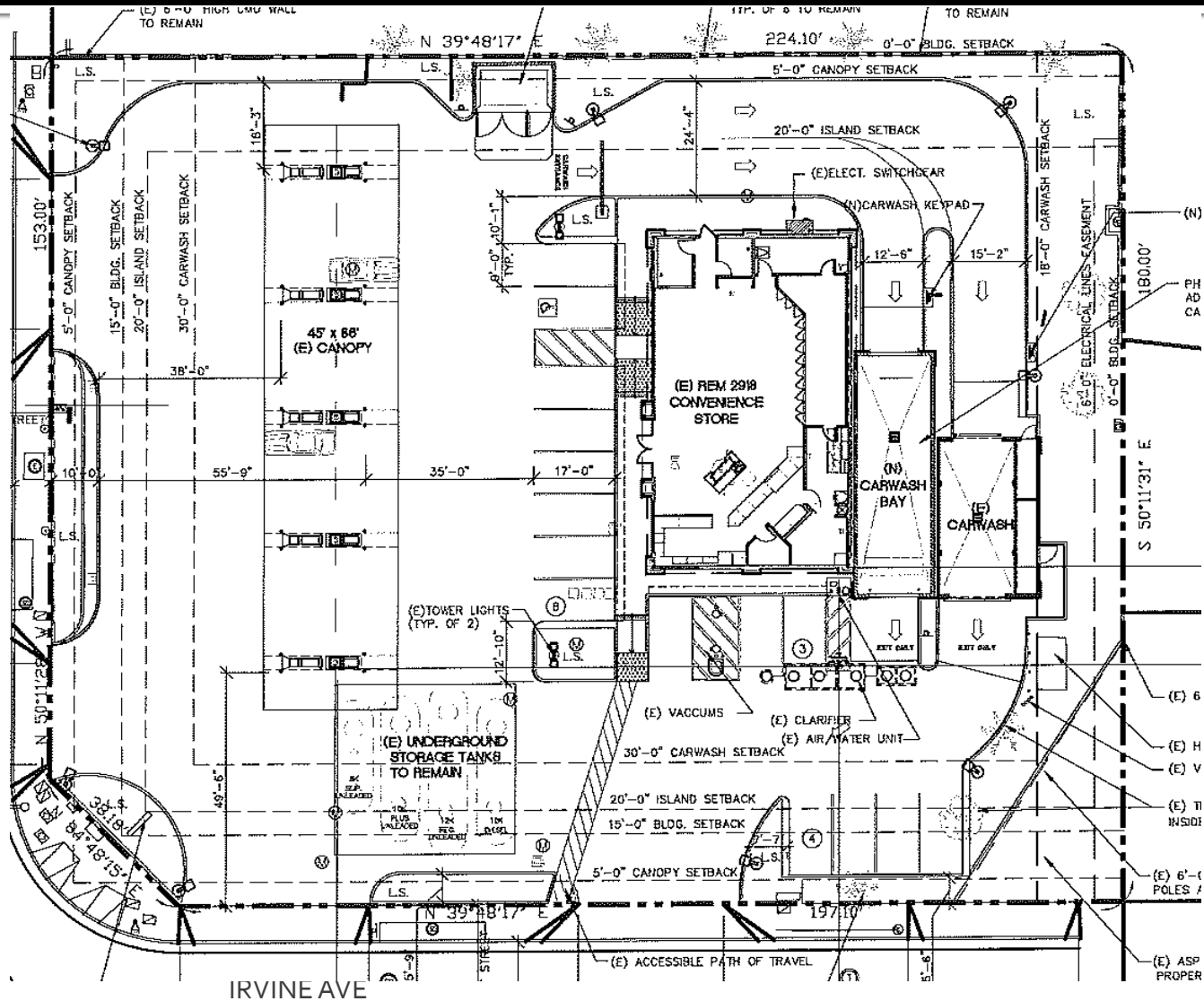


- New 2,945-square-foot convenience store, Type 20 ABC license
- Renovation of existing car wash and additional car wash bay including equipment room (1,628 sq. ft.)
- Replace canopy reduce number of dispensers
- New trash enclosure with recycling bins
- Expanded/new landscaping
- Complies with all service station guidelines and standards

Site Photographs



Site Plan



Considerations



- Noise of Car Washes, Exterior Vacuums
 - Acoustical study results demonstrate well below Municipal Code noise standards

- Type 20 ABC License
 - All factors considered
 - PD provided report in support including standard conditions

CEQA Review



- Cat. Exempt - Section 15332, Class 32 (In-Fill Development Projects)
- Meets all of the conditions required for this exemption which are provided with supporting facts in the draft resolution

Additional Condition

- City Traffic Engineer and applicant analyzed driveway consolidation
- Determined all driveways needed
- Requires width of driveway along Irvine Ave. closest to intersection to be narrowed, replace with additional landscaping to enhance corner

Recommendation



- Conduct a public hearing
- Adopt the Draft Resolution approving Use Permit No. 2012-012



For more information contact:

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